TC 696-06 Gourgey - Watch Goose Lot Line Rev. Farms

MSA. S. 1829-6109

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Robert L. Ehrlich, Jr.

Michael S. Steele



Martin G. Madden

Ren Serey
Executive Director

STATE OF MARYLAND CRITICAL AREA COMMISSION CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401 (410) 260-3460 Fax: (410) 974-5338 www.dnr.state.md.us/criticalarea/

October 25, 2006

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
11 N. Washington Street
Courthouse
Easton, Maryland 21601

Re: L1034 Gourgey/Watch Goose Farm Tax Map 40, Parcels 173 & 87

Dear Ms. Verdery:

Thank you for providing information on the above referenced lot line revision and abandonment. The applicant is requesting to change the layout of boundary lines on two existing parcels. Both parcels lie within the Resource Conservation Area (RCA). Parcel 173 is developed with a single-family dwelling, while Parcel 87 appears developed with two dwellings.

Based on the information provided, this office does not generally oppose the revision and abandonment as proposed. However, the development rights summary states that two development rights remain for revised Tax Parcel 87. The plat shows two dwellings currently exist on Parcel 87. Please have the applicant clarify this discrepancy. It appears that only one development right may remain for revised Tax Parcel 87. In addition, we note that the Department of Natural Resources' wetland maps indicate that a large area of nontidal wetlands exist along the southeastern property boundary of Parcel 87. While we acknowledge that no further development is proposed on this parcel at this time, the area of wetlands in question should be field located and shown on the plat.

Thank you for the opportunity to provide comments on this line revision request. Please call me with any questions at (410) 260-3482.

Sincerely,

Kerrie L. Gallo

Natural Resource Planner

TC 696-06

PROPERTY OWNER(S): TAX PARCEL 173 WILLIAM GOURGEY & BRENDA GOURGEY 7116 PEA NECK ROAD	TALBOT COUNTY OFFICE OF PLANNING AND ZONING	DARWE W	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	`	VS VS	* 21GG7	ш
ST. MICHAELS, MD 21663 TELEPHONE NO. — 973—734—1907	THIS PLAT REPRESENTS A REVISION AND ABANDONMENT OF PROPERTY LINES ON THE LANDS OF WILLIAM GOURGEY & BRENDA GOURGEY, OWNERS OF TAX PARCEL 173, AND THE LANDS OF WATCH GOOSE FARM, LLC.,	PARCEL 61 JOHN R. SCOFIELD MARY ELLEN T. OLCESE	\ \ \ \ \		PARCEL 182	WATCH GOOST	TEAD DATE
DEED REFERENCE: 1399/542 PROPERTY OWNER(S): TAX PARCEL 87 WATCH GOOSE FARM, LLC	OF TAX PARCEL 173, AND THE LANDS OF WATCH GOOSE FARM, LLC., OWNERS OF TAX PARCEL 87, AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TERMS OF THE TALBOT COUNTY ZONING OPPINANCE	810/477 REBAR & CAP (FND.)-	7 / /		THODORE A. MOHLMAN JR. CELETE W. MOHLMAN 380/62	FARM	
PO BOX 984 ST. MICHAELS, MD 21663	OILDINGE.		P/O PARO		380/62 404/190		APPRO
TELEPHONE NO. – 410–745–9070 DEED REFERENCE: 1436/601 & 1423/457 <u>PROPERTY STATISTICS</u>	PLANNING OFFICER DATE WITH THE RECORDATION OF THIS PLAT AND ANY SUBSEQUENT DEEDS IT IS THE		35,3077 W		muning 16		
PARCEL 173 AND PARCEL 87	INTENT TO TRANSFER A PORTION OF THE WATCH GOOSE FARM, LLC LAND SHOWN AS TAX PARCEL 87 TO WILLIAM GOURGEY AND BRENDA GOURGEY AND TO CONVEY EQUAL AREA OF THE WILLIAM GOURGEY AND BRENDA GOURGEY LAND FROM TAX	NOT EO, BRI		25,92	Me I I		
ZONING CLASSIFICATION: RURAL CONSERVATION (RC) MINIMUM LOT SIZE: 2 ACRES	PARCEL 173 TO WATCH GOOSE FARM, LLC.	10 DRAWAGEMEN	ROAD SET	100'32" R=342.25	/ g / g	1 3 1	
MINIMUM LOT WIDTH: 200' BUILDING RESTRICTIONS: LOTS 2 ACRES OR GREATER 50' FRONT	TALBOT COUNTY HEALTH DEPARTMENT THIS LINE REVISION AND ABANDONMENT PLAT HAS BEEN APPROVED BY THE TALBOT COU	FLOOD ZONE "A5"	B II	50' Bhu	\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
50' REAR 50' SIDE 100' MEAN HIGH WATER AND TIDAL WETLANDS	HEALTH DEPARTMENT.	(EL 6)	Tag 1			Orum Point SITE	NOISIA
25' NON-TIDAL WETLANDS	HEALTH OFFICER DATE		DWELLING OF THE GARAGE	FLOOD ZONE "C" WATCH GOOSE F	ARM. LLC.		
THE ENTIRETY OF THE PROPERTY AS SHOWN HEREON LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA. THE LAND SHOWN HEREON IS IN FLOOD ZONES "A5" (EL 6), "B", AND "C" AND IS LOCATED WITHIN	TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS	100.	P/O PARCEL 87	REVISED TAX P	ARCEL 87	VICINITY MAP	
THE COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE IS REQUIRED WITHIN THE "A" ZONE IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.	A UTILITY AND DRAINAGE RIGHT-OF-WAY AND EASEMENT SHALL BE PROVIDED N AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE	ALTERNATION OF THE PERSON OF T	LINE TO BE	: AREA BEFORE REVISION : AREA AFTER REVISION	ON=76.820 AC± (安美) \	SCALE 1" = 2000' Copyright of the ADC Map People Permitted Use No. 20992180	
WASHINGTON, D.C. SEE F.E.M.A. MAP NO. 240066 0031 A. FLOOD PLAIN LEGEND	BOUNDARY LINES CONTIGUOUS TO ANY ROAD, AND 15' IN WIDTH (7.5' EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION EXCEPT AS SHOWN HEREON.		ABANDONED SHED	LINE TO BE . (PER TAX MAP			
A – 100 YR. FLOOD ZONE B – 500 YR. FLOOD ZONE	THESE PARCELS SHALL BE DEVELOPED IN ACCORDANCE WITH THE '2000 MARYLAND STORMWATER DESIGN MANUAL", AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE.		O Sometime of the second	ig 102	FLOOD ZONE "B"		
C — AREA OF MINIMAL FLOODING	GENERAL NOTES			ADEA TO DE	Eg. 13		
PROPERTY OWNER DECLARATION THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN	THIS DEVELOPMENT MAY CONTAIN THREATENED OR ENDANGERED SPECIES PROTECTED UNDER THE ENDANGERED SPECIES ACT AS AMENDED. THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTERS REGULATIONS DESIGNED TO PROTECT			CONVEYED TO WATCH	FLOOD ZONE		6
OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.	IMESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY. I UNDERSTAND THAT THE FINAL	No. of the Party o	The The	GOOSE FARM LLC 0.656 AC.±			Ž
AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS DELINEATIONS AND REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. I ALSO UNDERSTAND THAT	AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS		业 31k	S38'45'15'W ABANDONED			DATE
COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.	AND APPROVALS, WHICH MAY BE REQUIRED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE.		90.44' ML LINE TO BE ABANDONED	90.44 25' NON- 70	immod fill by	PARCEL 71 WINSLOW WOMACK HELEN E. WOMACK	
WE, WILLIAM GOURGEY & BRENDA GOURGEY, OWNERS OF TAX PARCEL 173, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS LINE REVISION.	BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY BORDERS ON PROPERTY UNDER AGRICULTURAL USE AND THAT THE		WETLANDS 209	92 NON-TIDAL	Emiliar Son File Silver	HELEN E. WOMACK 348/371	
THE TENSION.	NORMAL FARMING OPERATIONS ON SUCH AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY, SUCH AS ODOR, DUST, NOISE, AND DRIFT OF HERBICIDES OR CHEMICALS. THE LOT OWNER		(CLASSIFICATION 42/41) 25' BRL 81' ± 7/RS	ZU POND	werning and the 133		
WILLIAM GOURGEY	ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.		LATERAL LINE	N69 00'01'E	serve and the 133		SEA
	ANY CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY THE TALBOT COUNTY PLANNING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410-770-8030) FOR MORE INFORMATION.		— 25' BRL — 8' 9' ML STEP TO	5. S.	Car January E		1942
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF, 2006.	ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, APPROVED BY THE TALBOT		The Tando	NEW LINE OF THE PROPERTY OF TH	E Mary Joseph		eyors 476–9 758–9
	SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE TALBOT COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF	STATE	TO TOTAL ME STATE	···· · · · · · · · · · · · · · · · · ·			Lnc. d Surve
NOTARY	MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05 REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT AREAS TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS	The same	LIMITASSIFICATION WE WE WAS THE WAY OF THE PARTY OF THE P				X (410 %
	(SEPTEMBER—APRIL). CONSTRUCTION WILL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE.	RREI.	AND SO THE STATE OF THE STATE O	1.::[[]			20 P L C C C C C C C C C C C C C C C C C C
BRENDA GOURGEY	THE IMPROVEMENTS ON REVISED TAX PARCEL 87 AS SHOWN HEREON WERE TAKEN FROM THE 2000 AERIAL PHOTO.	BALL	NOW TOWN TO SEE		是 · · · · · · · · · · · · · · · · · · ·	and the second second	Engineering - Land Planning - L E-mail: mail © leinc.com AD 21601 (410) 822-8003 F sige, MD 21613 (410) 221-08 Wille, MD 21617 (410) 758-20
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF, 2006.	THE TIDAL WETLANDS AS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, INC. ON OCTOBER 28, 2005.	IMITS OF CALL	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		3 (41 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4
	THE NONTIDAL WETLANDS AS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, INC. ON OCTOBER 28, 2005 AND FEBUARY 15, 2006.		FLOOD TOUR BLOT	FLOOD ZONE "B"	i lile		Ind
NOTARY	THE WOODLINES AS SHOWN HEREON WERE TAKEN FORM THE 2000 AERIAL PHOTO. CRITICAL AREA DEVELOPMENT RIGHTS CALCULATIONS	ATTE ATTE	FLOOD ZONE "A5"		i lille	PARCEL 72 BERT A. COLLISON	E-m dge, Mille, N
WE, WATCH GOOSE FARM, LLC., OWNERS OF TAX PARCEL 87, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS LINE REVISION.	REVISED TAX PARCEL 173 TOTAL AREA = 19.998 AC± (AFTER REVISION)	N57'41'33"E 106.54'				MARY RUTH COLLISON 1157/138	ers Sambria Centre
	AREA TAKEN OUT FOR STATE OWNED TIDAL WETLANDS= 2,737 SF AREA USED TO CALCULATE DEVELOPMENT RIGHTS = 19.935 AC± DEVELOPMENT RIGHTS PERMITTED = 1		Con and the log in the second	Took	Pag . Maga		Laners Engineers on St. Easter on St. Com
WATCH GOOSE FARM, LLC. NANCY SCOFIELD, AUTHORIZED REPRESENTATIVE.	DEVELOPMENT RIGHTS UTILIZED = 1 DEVELOPMENT RIGHTS REMAINING = 0	The state of the s	CEME. # 13 /1 8	TOME	BO 23' 8	S 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Ail Er Bay Sington t Wate
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY	REVISED TAX PARCEL 87 TOTAL AREA = 76.820 AC± (AFTER REVISION) DEVELOPMENT RIGHTS PERMITTED = 3	The state of	WELL TAG # TA-88-0828 WILLIAM	・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・	LINE TO BE ABANDONED		Ci. Ci. 25 Wash
OF, 2006.	DEVELOPMENT RIGHTS PERMITTED = 3 DEVELOPMENT RIGHTS UTILIZED = 1 DEVELOPMENT RIGHTS REMAINING = 2	29.34 aM	TEV : REV	VISED TAX PARCEL 173 FORE REVISION= 19.998 AC.±	10.86	3 E	1 t
NOTARY	IMPERVIOUS AREA CALCULATIONS	18 ···	SHED AREA AF	TER REVISION= 19.998 AC.±	50' BRL 337.67		2006 WE R11
NOTART	REVISED TAX PARCEL 173 = 19.998 AC± (AFTER REVISION) AREA TAKEN OUT FOR STATE OWNED TIDAL WETLANDS= 2,737 SF AREA USED TO CALCULATE PERMITTED IMPERVIOUS AREA= 868,363 SF		DECK-	···	NEW LINE OF STA OA OT WE OA		ATE INE 2, ALE =100' B NO. 0061 CAWN E O/RWR C. NA 0061SI
WATCH GOOSE FARM, LLC. JOHN SCOFIELD, AUTHORIZED REPRESENTATIVE.	IMPERVIOUS AREA PERMITTED 130,255 SF± (15% OF 868,363 SF±) EXISTING IMPERVIOUS AREA= 19,756 SF DRIVEWAY= 18,514 SF		SEPTIC	(Lunny)	DIVIDE LE		0 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF, 2006.	SHED= 265 SF DWELLING= 977 SF REMAINING ALLOWABLE IMPERVIOUS AREA= 110,909 SF±		SYSTEM	E D	TO WILLIAM GOURGEY	PARCEL 81 WILLIAM L. WILSON	8
	REVISED TAX PARCEL 87= 76.820 AC± IMPERVIOUS AREA PERMITTED= 11.523 AC± (501,942 SF±)	Z		The Market of the state of the	AND BRENDA GOURGEY 0.656 AC.±	BONNIE B. WILSON 886/670	8 A
NOTARY	EXISTING IMPERVIOUS AREA = 15,707 SF REMAINING ALLOWABLE IMPERVIOUS AREA = 11.162 AC± (486,235 SF)	184	8	/ Cay / My		13	173
WATCH GOOSE FARM, LLC.	DEVELOPMENT RIGHTS SHOWN HEREON ARE BASED UPON CURRENT REGULATIONS AND MAY BE SUBJECT TO CHANGE BASED ON ZONING OPPONING THE THE OF PENEL OPPONING	BA E	FLOOD ZONE "B"	1 mg/	P/0 PARCEL 87		PECELS RCELS
RICHARD SCOFIELD, AUTHORIZED REPRESENTATIVE.	ORDINANCE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT ACTIVITY.	ARRE PROFILE		/ My / You	And come !	D'ALL	AND ARC
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF, 2006.	FOREST CALCULATIONS REVISED TAX PARCEL 173= 19.998 AC±	7	FLOOD ZONE "A5"		Year Day of	1 55 80 BO	AN N N N N N N N N N N N N N N N N N N
	AREA IN EXISTING FOREST = 33,236 SF± REVISED TAX PARCEL 87= 76.820 AC± AREA IN EXISTING FOREST = 386,421 SF± (8.871 AC±)	CO	(EL 6)		Contract of the contract of th		N PLA ANDS OF BRENDA SE FARI LECTION [TY, MARYL) 10
NOTARY SURVEYOR'S CERTIFICATE		A	[]	15- 11 3	Tage Day	PARCEL 8 WILLIAM L. WILSON BONNIE B. WILSON	
THE OWNERS OF THE LAND OF WHICH THIS LINE REVISION IS COMPRISED IS WILLIAM GOURGEY &	TIDAL WETLAND CLASSIFICATION TABLE, PARCEL 173 CLASSIFICATION AREA OWNERSHIP		125. 185.	7.5-	Very Day Very	923/698	
BRENDA GOURGEY (PARCEL 173) AND WATCH GOOSE FARM, LLC. (PARCEL 87). THIS PLAT WAS PREPARED FOR AND WILL BE RECORDED AT THEIR REQUEST. I, THOMAS D. LANE, HEREBY CERTIFY THAT THE REVISION PLAT SHOWN HEREON IS CORRECT;	41 13,009 SF± PRIVATE 42 10,272 SF± PRIVATE		Post of the state		Year on the first	\$ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	WATC WATC TALBOT
THAT IT IS A LINE REVISION OF THE LAND CONVEYED BY JAMES R. GRISWOLD, TRUSTEE, TO WILLIAM GOURGEY AND BRENDA GOURGEY BY DEED DATED NOVEMBER 30, 2005 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1399, FOLIO 542 (FOR	51 2,737 SF± STATE		th 15 miles		Con Day - Let		- 8 = E
PARCEL 173) AND THE LAND CONVEYED BY JOHN R. SCOFIELD, NANCY SCOFIELD MASONE AND RICHARD G. SCOFIELD TO WATCH GOOSE FARM, LLC BY DEED DATED MARCH 28, 2006 AND	<u>LEGEND</u>		No.	END.	John June	OP P	≥ 0
RECORDED IN LIBER 1436, FOLIO 601 (FOR PARCEL 87) AMONG THE AFORESAID LAND RECORDS; AND THAT ALL MONUMENTS ARE IN PLACE. "THIS REVISION PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER THEIR DIRECTION	INDICATES TIDAL WETLANDS		12 30 55 W. Six 1 2 5 6			ASSONCE ASSONCE AMEGIN	MA MA
AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION .12 OF THE MARYLAN MINIMUM STANDARDS FOR SURVEYORS."	- INDICATES NON-TIDAL WETLANDS	GRAPHIC SCALE	A. A. B.			Se COUBBING SE STATE OF SE STA	TAX X
	100	0 50 100 200	400		gree / both	PARCEL 63	RECEIVE
THOMAS D. LANE PROPERTY LINE SURVEYOR NO. 340 117 BAY STREET P.O. BOX 1767	- INDICATES AREA(S) TO BE CONVEYED	(IN FEET)	10 Julier 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	··	c/o	SE ETTER L/E CLIFFORD CAROLINE CLIFFORD COE 807/891	SHEET No. OCT 1 8 2006
117 BAY STREET P.O. BOX 1767 EASTON, MARYLAND 21601 (410)822-8003	IRS — INDICATES IRON ROD SET	1 inch = 100 ft.	///	\\	Care of the same o		1 OF 2
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						TAC NOU 84h	AUG 1 0 2006

